

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

14-94

Orleans

EAS.1279

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*): Eastham Center

Photograph



Address: 15 Great Pond Road

Historic Name: Freeman and Hattie Hatch House

Uses: Present: Single Family Dwelling

Original: Single Family Dwelling

Date of Construction: ca. 1920

Source: Eastham Tax Commitment records

Style/Form: No Style/ Bungalow

Architect/Builder: Unknown

Exterior Material:

Foundation: Unknown (likely concrete block)

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

None

Major Alterations (*with dates*):

Small addition (2012)

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.79 acres

Setting: The property is situated within the ponds region west of Eastham Center. The surrounding area includes other 20th century cottages and houses. The parcel rises up from the street and drops back down to Great Pond. The house is partially obscured from public view by mature trees and shrubbery along the street.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

15 GREAT POND ROAD

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

(This house is partially obscured from view; this Description may not cover all features accurately.)

This 1 ½-story house has characteristics typical of a bungalow - most notably, the side-gable form of the main block with projecting eaves and a low-pitched shed dormer on the south side. The house had an additional bungalow feature in the form of a partially enclosed porch on the south elevation that was altered and enclosed in 2012 (compare Photos 2 and 3). In addition to the main block, the form of the house includes a stepped-down ell with similar shed dormer extending from the east side of the main block, and a porch ell on the west side with low shingled walls. The elevations are clad in wood shingles with plain cornerboards. The roof is clad in asphalt shingles, and a brick chimney rises from the main roof ridge.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

This house has a shared history with 570 Samoset Road (EAS.786) for which an MHC Building Form was prepared in 2020. The following includes information included in that Form B. The house now numbered 15 Great Pond Road was built as part of a summer compound developed by Freeman Cobb Hatch (1857-1945) and his wife Hattie Peebles Hatch (1862-1947). The five-acre parcel was divided from the holdings of the descendants of Benjamin Clark (d. 1824) and his wife Hannah Brown (d. 1842) long known as the Clark Estate. Harriet Brown Clark's father George Brown Jr. had acquired the tract in 1754 from John Mulford. According to a 1974 affidavit, the property "was always considered owned by her husband, Deacon Benjamin Clark."¹ It ranged north along Cape Cod Bay from Bee's River and west along the north side of what became Samoset (earlier Old Mulford) Road.

In July 1896, Jemima Clark (1822-1905), an unmarried granddaughter of Benjamin Clark, sold the five apparently undeveloped acres for \$75 to Chicago railroad supply manufacturer Charles Frederick Quincy, whose connection with Eastham is not yet known. Quincy ultimately decided to vacation at Squam Lake in New Hampshire and sold the five-acre parcel two years later to Hattie Peebles Hatch, of Springfield, MA.² A native of Palmer, she had married Eastham native Freeman C. Hatch in 1882. The son of currier James Sullivan Hatch (1817-1891) and his second wife Jerusha Cobb Clark (1826-1869), a granddaughter of Benjamin Clark. Hatch's first wife, Susan F. Clark (1820-1848), was Jerusha's older sister, and both were daughters of Edward C. and Jerusha Clark.

¹ Barnstable County Registry of Deeds, Book 1999/ Page 27.

² Book 235/ Page 558.

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Census records indicate that Freeman Hatch grew up in this section of Eastham. In 1865, he and his family shared a house with his grandparents Edward and Jerusha Clark and their youngest son John A. Clark and his wife Tamson Gill. By 1880, however, the Hatches had moved to Palmer, MA where James Hatch continued as a currier, and sons Freeman and James worked in a fish market. After he married Hattie Peebles, Freeman Hatch moved his family to Springfield, where he worked as a fruit and produce dealer. In 1902, Eastham assessors taxed him - as administrator of his father James's estate - on a house valued at \$450, a wood house, and 34.50 acres. The 1910 Barnstable County Atlas shows two houses south of Great Pond with the name "F. C. Hatch" (Figure 2). These likely refer to 520 and 570 Samoset Road. This house is not shown on that Atlas map. According to the 1920 Eastham Tax Commitment records, Hatch was taxed for two dwelling houses, three cottages, a fourth cottage under construction, a wood house-garage, and an ice house. That likely means this house was in place by 1920. The United States Geological Survey (USGS) began conducting periodic aerial photographic surveys of Cape Cod in 1938. That first survey in 1938 shows this cottage and its context at that time (Photo 4).

The 1930 census lists Freeman C. Hatch as an Eastham resident with \$1500 in real property and living with his wife Hattie, but by 1940 the couple had returned to Springfield to live with their married daughter Edna H. Ullman and her husband Harry, a New York native who managed a manufacturing company. In 1923, Hattie Hatch deeded their cottage at 570 Samoset Road to daughter Edna and reserved to herself and her husband rights to the ice house on the property and to the right of way leading to and from Samoset Road. In 1932, Edna transferred the title back to her mother, and in 1941 Hattie Hatch sold the five acres and its buildings to Cape Cod Trust Company.³ According to that deed, the intention of the conveyance was to merge two mortgages given by Cape Cod Trust. In other words, Hattie Hatch lost the property to foreclosure.

Cape Cod Trust sold the Samoset Road property to Frances C. Johnson in August 1942.⁴ Born in Boston in 1891, Frances Eldridge Johnson was the daughter of David M. Eldridge, born in England but raised in Brewster, and his wife Fannie C. Foster, a native of East Brewster. Frances was working as a dressmaker in Boston when she married New Brunswick native Delbert Johnson, a bank bookkeeper then living in Somerville, in 1914.

Frances Johnson recorded a plan in September 1942 creating a 1.25-acre portion of the property with this house, which she sold in 1943 to Otis M. and Josephine G. Knowles of Belmont, MA.⁵ The lineage of Otis Knowles (1910-1989) tracked back for multiple generations in Truro. As of the 1940 census, Otis Knowles, his wife Josephine (Yanchusk) (1910-1992), and their young daughter had been living with his parents in Belmont where Otis and his father operated an Esso gas station. They continued to live in Belmont, and he continued to operate the Esso station into the 1950s, but they were living in Eastham in 1969 when they recorded a two-lot subdivision of their property on Great Pond and sold what is now 15 Great Pond Road (Parcel A) to Byran and Joan Williams of Norwalk, CT.⁶ In 1973, the Williams sold this property to Leonard and Rosemary Strauss of NY, NY.⁷ The property remains in the Strauss family.

BIBLIOGRAPHY and/or REFERENCES

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<https://www.capecodcommission.org/our-work/cape-cod-chronology-viewer/>.

www.ancestry.com - Vital records.

³ Book 577/ Page 496.

⁴ Book 594/ Page 431.

⁵ Book 605/ Page 409.

⁶ Book 1458/ Page 150.

⁷ Book 1797/ Page 207.

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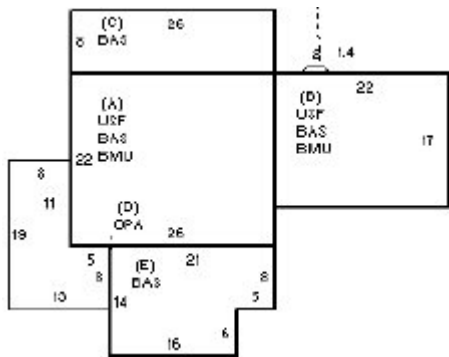


Figure 1. Assessor Sketch.



Photo 2. View looking northwest (2012 Assessor photo).



Photo 3. View looking north (2009 Assessor photo).

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Figure 2. Detail of 1910 Barnstable County Atlas (arrow to future location of 15 Great Pond Road cottage added.)



Photo 4. Detail of 1938 USGS aerial photo (arrow to 15 Great Pond Road added).